

PETITION FOR SPECIAL EXCEPTION 84-51-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

D.S.Z. Management Group, Inc.
(Type or Print Name)
Raymond Donovan, President
Signature
8725 Loch Raven Blvd.
Address
Baltimore, Md. 21204
City and State

Legal Owner(s):

Shopping Center Associates
(Type or Print Name)
Signature
Authorized Signatory
(Type or Print Name)
Signature
234 Goddard Boulevard
P.O. Box 135 (215) 337-1250
Address Phone No.
King Of Prussia, Pennsylvania 19406
City and State

Attorney for Petitioner:

(Type or Print Name)
Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1983, at 9:45 o'clock.

Cal J. J. [Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW Corner of Joppa & Satyr Hill Rds., : OF BALTIMORE COUNTY
9th District
SHOPPING CENTER ASSOCIATES, : Case No. 84-51-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Heslan, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of July, 1983, a copy of the foregoing Order was mailed to Art Powell, President, Shopping Center Associates, and Kravco, Inc., 234 Goddard Boulevard, P. O. Box 135, King of Prussia, PA 19406; and Raymond Donovan, President, D.S.Z. Management Group, Inc., 8725 Loch Raven Boulevard, Towson, MD 21204, Contract Purchaser.

John W. Heslan, III
People's Counsel for Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
Zoning Commissioner
TO: _____ Date: July 29, 1983
Norman E. Gerber, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Zoning Petition #84-51-X
Shopping Center Associates

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:sl

Mr. Art Powell, President
234 Goddard Boulevard
P.O. Box 135
King of Prussia, Pennsylvania 19406
Development Design Group, Ltd.
1107 Kenilworth Drive
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of June, 1983.

Arnold Fablon
Zoning Commissioner

Petitioner Shopping Center Assoc. Received by: Nicholas B. Commodari
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 4, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Art Powell, President
234 Goddard Boulevard
P.O. Box 135
King of Prussia, Pennsylvania 19406

RE: Item No. 258 - Case No. 84-51-X
Petitioner - Shopping Center Assoc.
Special Exception Petition

Dear Mr. Powell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: D.S.Z. Management Group, Inc.
Raymond Donovan, President
8725 Loch Raven Blvd.
Baltimore, Md. 21204

Development Design Group, Ltd.
1107 Kenilworth Drive
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 8, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #258 (1982-1983)
Property Owner: Shopping Center Associates
S/W corner Satyr Hill Rd. and Waltham Woods Rd.
Acreage: 4,464 sq. ft.
District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 258 (1982-1983).

Very truly yours,
Robert A. Barton, P.E., Chief
Bureau of Public Services

RAM:EM:FW:ss

N-NE Key Sheet
36 & 37 NE 13 & 14 Pos. Sheets
NE 9 & 10 D Topo
71 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 258 (260,261,262,263,264,265,266, and 268. ZAC of June 14, 1983)
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 258, 260, 261, 262, 263, 264, 265, 266, and 268.

Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/cem

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

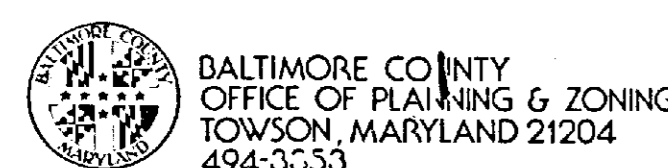
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of August, 1983, that the herein Petition for Special Exception for a coin-operated amusement arcade, in accordance with the site plan prepared by Development Design Group, Ltd., dated May 26, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The hours of operation shall not extend beyond midnight.
2. Rules for play and conduct required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced.
3. No one under the age of 17 years shall be permitted on the premises during school hours.
4. One of the owners or a manager designated by the owners as the responsible party and for whose conduct the owners hereby expressly assume responsibility shall be on the premises at all time during business hours.
5. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 23, 1983
BY *Mary Conner*



ARNOLD JABLON
ZONING COMMISSIONER

August 23, 1983

Kravco, Inc.
234 Goddard Boulevard
P.O. Box 135
King of Prussia, Pennsylvania 19406

RE: Petition for Special Exception
SW/corner of Joppa and Satyr Hill Rds.
9th Election District
Shopping Center Associates - Petitioner
NO. 84-51-X (Item No. 258)

Dear Sir:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHj/mc

Attachments

cc: Mr. Raymond Donovan
D.S.Z. Management Group, Inc.
8725 Loch Raven Boulevard
Baltimore, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning & Zoning Date: July 22, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #251 - Henry P. & Louise H. Goetz
- Item #252 - Arthur J. & Carol L. Griffin, Jr.
- Item #253 - Marbury B. Fox, Jr.
- Item #256 - Elisa V. Landriel, et al
- Item #257 - Howard B. Fisher, et ux
- Item #258 - Shopping Center Associates
- Item #259 - S L C No. 3, Incorporated
- Item #260 - John B. & Norma G. King, Jr.
- Item #261 - Robert L. & Vivian Lynch
- Item #262 - Ann Howell
- Item #264 - Frances C. & Patty A. Principate

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

8/14/83
84-51-X



Riderwood Building
Suite 100
1107 Kenilworth Drive
Towson, Maryland 21204

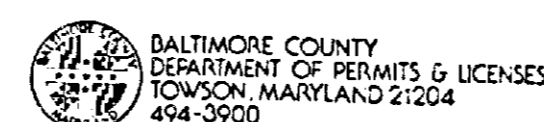
Richard B. Williams, President
Wayne E. Winkler, Vice President
Lew S. Szwarc

(301) 828-0727
May 17, 1983

DESCRIPTION TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION FOR AN ARCADE IN AN
ZONE.

SOUTHERN END OF PERRING PLAZA SHOPPING CENTER

Commencing for the same at the intersection of the centerline of the existing paving of Satyr Hill Road with the centerline of the existing paving of Waltham Woods Road, thence South 44 degrees 06 minutes 39 seconds West a distance of 727.70 feet to the place of beginning at the southwest corner of an existing commercial building in the Perring Plaza Shopping Center, thence leaving said building corner and running across an existing concrete walk and curb (1) South 09 degrees 56 minutes 32 seconds East a distance of 12.87 feet to the existing face of curb; thence running with said face of curb (2) North 80 degrees 03 minutes 28 seconds East a distance of 2.00 feet, thence leaving said curb and running through an existing macadan parking lot the two (2) following courses and distances: (3) South 09 degrees 56 minutes 32 seconds East a distance of 42.00 feet; and (4) South 80 degrees 03 minutes 28 seconds West a distance of 54.00 feet; thence running through said parking lot and across the aforesaid curb and concrete walk



ED TALESKI, JR.
DIRECTOR

June 21, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 258 Zoning Advisory Committee Meeting June 14, 1983

Property Owner: Shopping Center Associates
Location: SW/Cor. Satyr Hill Rd. & Waltham Woods Road
Nearest Zoning: B-1
Proposed Zoning: Special Exception of a coin-operated amusement arcade.

Area: 4,464 sq. ft.
District: 9th

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 8-82 State of Maryland Code for the Handicapped and Aids and other applicable Codes.
- (B) A building and other miscellaneous permits shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. Firewall is required if construction is on the lot line. See Table 101, line 2, Section 1007 and Table 102.
- (F) Requested variance conflicts with the Baltimore County Building Code, Section 5.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Engineer may require a professional seal. Change from B-Mercantile to A-3 Assembly.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

(I) Comments: Show front and rear exits in compliance with Code. Show Handicapped Code Compliance such as parking, curb cuts, signs, building access, etc. on plans.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burham
Charles E. Burham, Chief
Plans Review

CSB:rtj
PUSH 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 14, 1983

RE: Item No. 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION

9th Election District

ZONING: Petition for Special Exception
LOCATION: Southwest corner of Joppa and Satyr Hill Roads
DATE & TIME: Tuesday, August 16, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

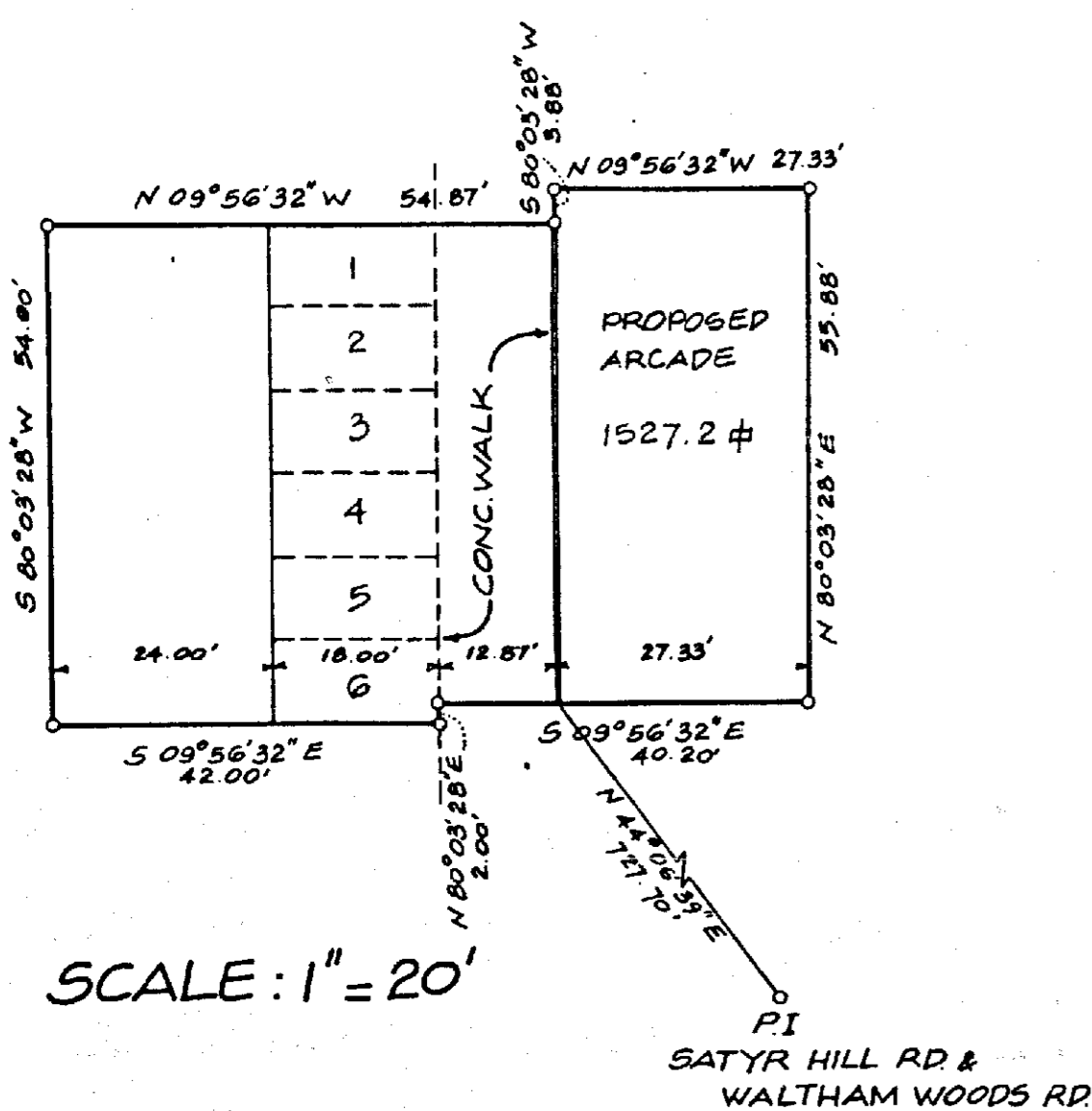
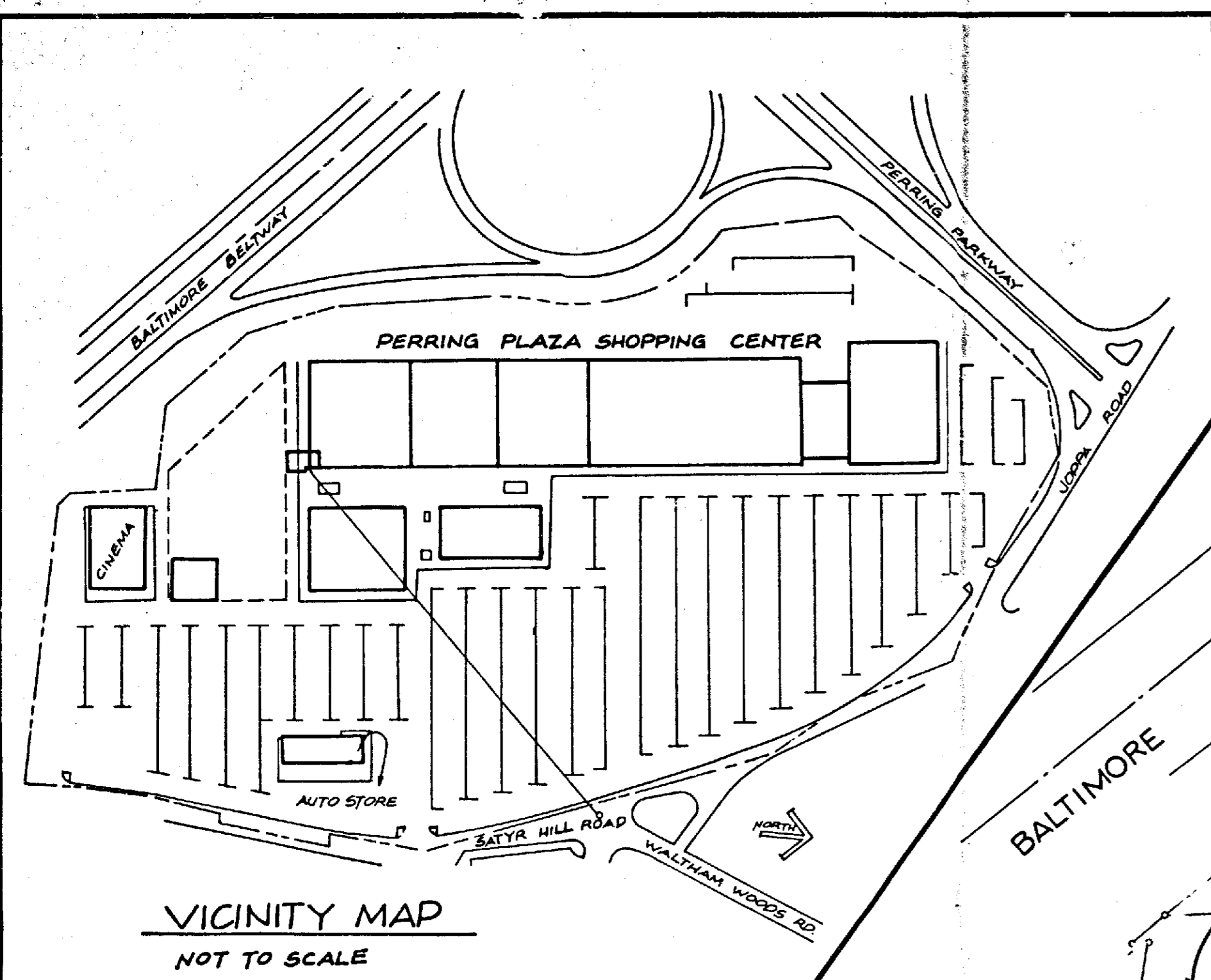
Petition for Special Exception for coin-operated amusement arcade

All that parcel of land in the Ninth District of Baltimore County

Being the property of Shopping Center Associates, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



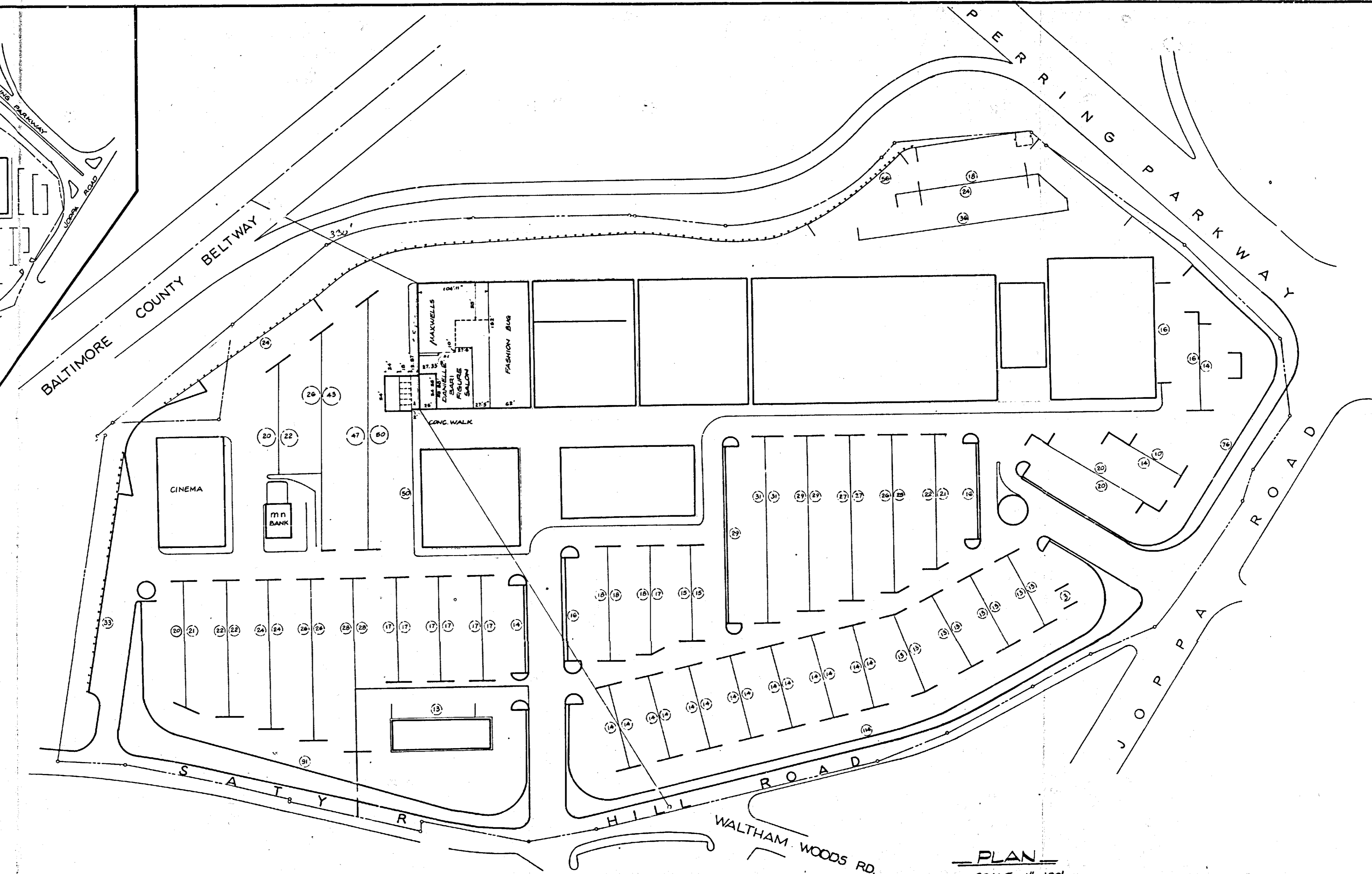
PARKING TABULATIONS

PARKING REQUIRED		
RETAIL	229 630 #	= 1148 SPACES
(1 SPACE/200 #)		
BEAUTY SHOP		
FIGURE SALON		
BANK		
CLEANERS		
ARCADE	16 627 #	= 55.4 "
(1 SPACE/300 #)		
RESTAURANT	8523 #	= 170.5 "
(1 SPACE/50 #)		
CINEMA	1028 SEATS	= 171.3 "
(1 SPACE/6 SEATS)		
TOTAL PARKING REQUIRED		= 1245.2 "
TOTAL PARKING SHOWN		= 1943 "

PARKING REQUIRED FOR ARCADE
 1527.2 # @ 1 SPACE/300 # = 5 SPACES
 PARKING SHOWN FOR ARCADE = 6 SPACES
 (INCLUDED IN PARKING TABULATIONS)

SITE DATA

GROSS AREA 30717 AC. ±
 NET AREA 29.474 AC. ±
 EXISTING ZONING BL



PLAT TO ACCOMPANY PETITION
 FOR SPECIAL EXCEPTION FOR
 AN ARCADE

PERRINE PLAZA SHOPPING CENTER
 3TH ELECTION DISTRICT
 SCALE: AS SHOWN
 BALTIMORE CO., MD
 DATE: 5-26-1983

PETITIONER'S
 EXHIBIT

PREPARED BY:
 DEVELOPMENT DESIGN GROUP, LTD.
 1107 KENILWORTH DR.
 TOWSON, MD 21204
 828 0727

MAP	36
SECTION	40
DISTRICT	2
TYPE	40
DATE	5/26/83
BY	[Signature]